058.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,400 / 628,400
					USE VALUE:	628,400 / 628,400
					ASSESSED:	628,400 / 628,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN DANIEL J IV
Owner 2:	CALLAHAN ELIZABETH
Owner 3:	
Street 1:	57 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN KENNETH P-MAUREEN -
Owner 2:	-
Street 1:	57 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,827 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Vinyl Exterior and 1191 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6827.000	212,900		415,500	628,400
Total Card	0.157	212,900		415,500	628,400
Total Parcel	0.157	212,900		415,500	628,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.62 | /Parcel: 527.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 38596

GIS Ref

GIS Ref

Insp Date 10/24/18

!4978!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,900	0	6,827.	415,500	628,400	628,400	Year End Roll	12/18/2019
2019	101	FV	188,600	4400	6,827.	415,500	608,500	608,500	Year End Roll	1/3/2019
2018	101	FV	188,600	4400	6,827.	279,000	472,000	472,000	Year End Roll	12/20/2017
2017	101	FV	188,600	4400	6,827.	267,100	460,100	460,100	Year End Roll	1/3/2017
2016	101	FV	188,600	4400	6,827.	243,400	436,400	436,400	Year End	1/4/2016
2015	101	FV	177,900	4400	6,827.	195,900	378,200	378,200	Year End Roll	12/11/2014
2014	101	FV	177,900	4400	6,827.	175,100	357,400	357,400	Year End Roll	12/16/2013
2013	101	FV	177,900	4400	6,827.	166,200	348,500	348,500		12/13/2012

PRINT

Date	Time
12/10/20	19:56:06

LAST REV

Date	Time
10/09/19	14:22:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4978

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN KENNETH	57066-171		6/29/2011	Change>Sale	329,900	No	No		
	13048-676		8/31/1976		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	588	Re-Roof	11,219					REROOF
6/10/2014	629	Demo gar	3,700					
10/26/2011	1351	Porch	7,000					REDO FRONT PORCH /
8/8/2011	820	Wood Dec	8,000					REPL WOOD DECK
7/8/2011	675	Redo Kit	24,000	C				REPLACE WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Measured	CC	Chris C
6/25/2014	External Ins	PC	PHIL C
6/27/2012	Measured	JBS	JOHN S
5/22/2009	Meas/Inspect	189	PATRIOT
2/1/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6827		Sq. Ft.	Site		0	70.	0.87	11			Locatio	-5					415,497						415,500	

Total AC/HA: 0.15673 | Total SF/SM: 6827 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,497 | Spl Credit | Total: 415,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308530
Depreciation:	95644
Depreciated Total:	212886

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

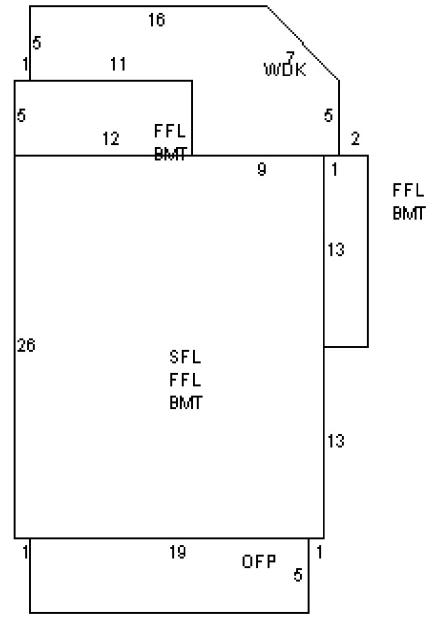
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	102.65
Final Total:	212900	Val/Su SzAd	178.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	645	52.640	33,956
FFL	First Floor	645	175.480	113,186
SFL	Second Floor	546	175.480	95,813
WDK	Deck	143	12.990	1,858
OFP	Open Porch	95	33.870	3,217

Net Sketched Area:	2,074			Total:	248,030
Size Ad	1191	Gross Are	2074	FinArea	1191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	